

Presenting:
Country Home with Apartment



116139 2nd Line SW, Melancthon

Separate Heated Workshop

Above Ground Pool in Fenced Yard

2021 Property Taxes: \$5,232.35

Size: 2 acres (196.85' x 443.00')

Natural Gas Heat



Main Family Living Space

- Easy care vinyl plank flooring in most areas
- Gorgeous custom kitchen with island & eating ledge, granite countertops, ceramic backsplash, pot lights, built-in stainless steel appliances (including double fridge)
- Dining room with bay window & walk-out to entertainment size deck
- Living room has natural gas fireplace with stone surround and mantle, pot lights, ceiling fan
- Master bedroom has attached ensuite bathroom & walk-in closet
- 2nd bedroom with double closet
- Stunning main floor bathroom with deep bathtub, ceramic tile surround, rainfall showerhead, undermount sink in vanity, ceramic tile flooring
- Master bedroom ensuite bathroom features glass walled shower with ceramic tile, undermount sink in vanity, ceramic tile flooring



- Main floor laundry with washer & dryer hook-up, entrance to garage, roughed-in shower (could be utility shower or dog washing station or closet)
- Main floor pantry with upper and lower cupboards & counter, space for freezer
- Partially finished 3rd bedroom in lower level
- Roughed-in bathroom in lower level



Lower Level Apartment

- Legal lower level apartment
- Separate entrances: from garage or from backyard deck
- Living room with corner gas fireplace, walk-out to deck which is exclusive use for the apartment, easy care high end vinyl plank flooring
- There is an entrance to roughed-in room which could be 2nd bedroom for the apartment (as long as sq ft of apartment does not go above 800 sq ft)
- Kitchen with ceramic backsplash and space for the kitchen table
- Bathroom has combination tub & shower, undermount sink in vanity, ceramic tile flooring
- Laundry room exclusively for the apartment with washer & dryer hook-ups, cabinet with countertop. Laundry room also contains sewage & sump pumps. Walls & ceiling not completely finished to allow for future expansion for duct-work & pipes from unfinished basement area
- Pantry has upper cupboards, space for small freezer



Exterior

Extensive fencing enclosing pool & family recreation area. Note: lot is larger than fenced area. Look for survey tape for lot area. Extra large upper deck overlooking the countryside with railing & stairs to lower area. Covered area for BBQ, gazebo for patio table with multiple choices for outdoor furniture placement. There is a lower deck surrounding the above ground pool (fenced in of course) providing space for pool loungers. All weather water service here so pool can easily be filled & topped up. Perhaps an ice rink could be made in the winter using this water service. There is also a second all weather water pump attached to the well. Another deck serves the lower level apartment.





28' X 36' SEPARATE WORKSHOP



TRIPLE CAR GARAGE



IMAGE INSULATED CONCRETE FORM



Comfort, Security & Storage

- Separate Workshop approximately 28' x 36', insulated with extra height doors, 12' ceiling height & natural gas heated. 2 electric garage door openers
- Attached oversized triple car garage, insulated (plywood over insulation) with insulated extra height garage doors. Will accommodate full sized pickup trucks. Stairs to entrance to main floor of house & stairs to lower level apartment. Man door entry to garage. Extra storage space above garage doors. 3 electric garage door openers. Electric car plug roughed-in for future quick charge unit
- Insulated concrete forms (ICF) foundation construction to add air-tightness to home
- 85' Eh!tel tower to provide good internet service. If you work at home you will need good internet. Not all rural properties have sufficient internet. Presently \$112.99 a month for unlimited wi-fi
- Briggs & Stratton stand-by natural gas generator provides electricity automatically to home, garage & workshop during power outages (and runs the water service; otherwise no water!)
- Natural gas heat—rare for rural properties
- Steel Roof—no shingle replacement needed in near future!

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Inclusions & Exclusions

Inclusions

- ◆ Stainless steel 64” double fridge, built in stainless steel: microwave oven, wall oven, dishwasher, wine fridge, gas stove (all in main floor kitchen)
- ◆ All window blinds throughout; window drapes on main floor
- ◆ Above ground swimming pool & equipment
- ◆ Stand-by generator
- ◆ Central air conditioner
- ◆ 2 gas fireplaces – one in living room on main floor; one in living room in apartment
- ◆ Gazebo on deck
- ◆ Solar lights
- ◆ Natural gas heaters in workshop & garage
- ◆ Water softener
- ◆ Hot water heater
- ◆ 5 electric garage door openers
- ◆ 85’ Eh!tel Tower for internet service
- ◆ Uninstalled shower & vanity in roughed-in lower level bathroom
- ◆ Fridge in garage (“as is”—ice build up needs attention from time to time as fridge will leak otherwise)

Exclusions

- ◆ Washer & Dryer in Laundry Room on Main Floor
- ◆ Washer & Dryer in Laundry Room in Lower Level Apartment
- ◆ Fridge & Stove in Lower Level
- ◆ Freezer in Pantry on Main Level
- ◆ Freezer in Pantry in Lower Level
- ◆ Drapes in Lower Level Apartment
- ◆ Electric Fireplace in Lower level Apartment